

Preliminary Plat Application

Paper copies of application materials are no longer required. However, three labels per address are required to be submitted to our office by the application deadline. Payment will be requested at a later date once the application is reviewed by staff.

Have you had a pre-design meeting?

Yes

Pre-Design Meeting Date:

10/14/2025

Property Information:

Preliminary Plat Title (this can be abbreviated):

THE ROW ON 14th TOWNHOMES SUBDIVISION

Site Address:

2424 14th St, Tuscaloosa, Alabama 35401

Parcel ID:

31-05-22-4-031-006.000, -007.000, -008.000

Total Acres to be Subdivided:

1

Total Acreage Controlled by Owner:

1

Number of Existing Lots:

3

Number of Proposed Lots:

6

Number of Existing Structures:

2

Number of Proposed Structures:

6

Water Authority:

Tuscaloosa

Within Tuscaloosa City Limis:

Yes

Adjacent to Lake Tuscaloosa:

No

Connecting to City Sewer:

Yes

Existing Septic Tanks/Field Lines:

No

Current Zoning:

Downtown Perimeter (DP)

Proposed Zoning:

Downtown Perimeter (DP)

Current Land Use:

Residential

Proposed Land Use:

Residential

Reason for Subdivision:

Development of Townhome multifamily housing

Surveyor or Engineer Information:

Survey or Engineer Company:

TTL, Inc.

Surveyor or Engineer Name:

Eric Hamner

Applicant Information:

Applicant Name:

Brock Corder

Property Owner Information:

Property Owner Name:

TBG II, LLC

Preliminary Plat Checklist:

[Preliminary Plat Checklist](#)

By checking yes" below, you are stating that you have provided an application with all required information as provided in the Preliminary Plat Checklist, and that you acknowledge an incomplete application may result in a preliminary plat being delayed to the next month.

I have reviewed the checklist and have provided all required information for a complete application.
Yes

Additional Information Regarding Request:

Supporting Documents:

Preliminary Plat with Contours

250083.Prelim Plat contours.pdf

Preliminary Plat without Contours

250083.Prelim Plat no contours.pdf

Tax Map

25-0083.Supplemental Drawings Tax Map.pdf

Vicinity Map

25-0083.Supplemental Drawings Vic Map.pdf

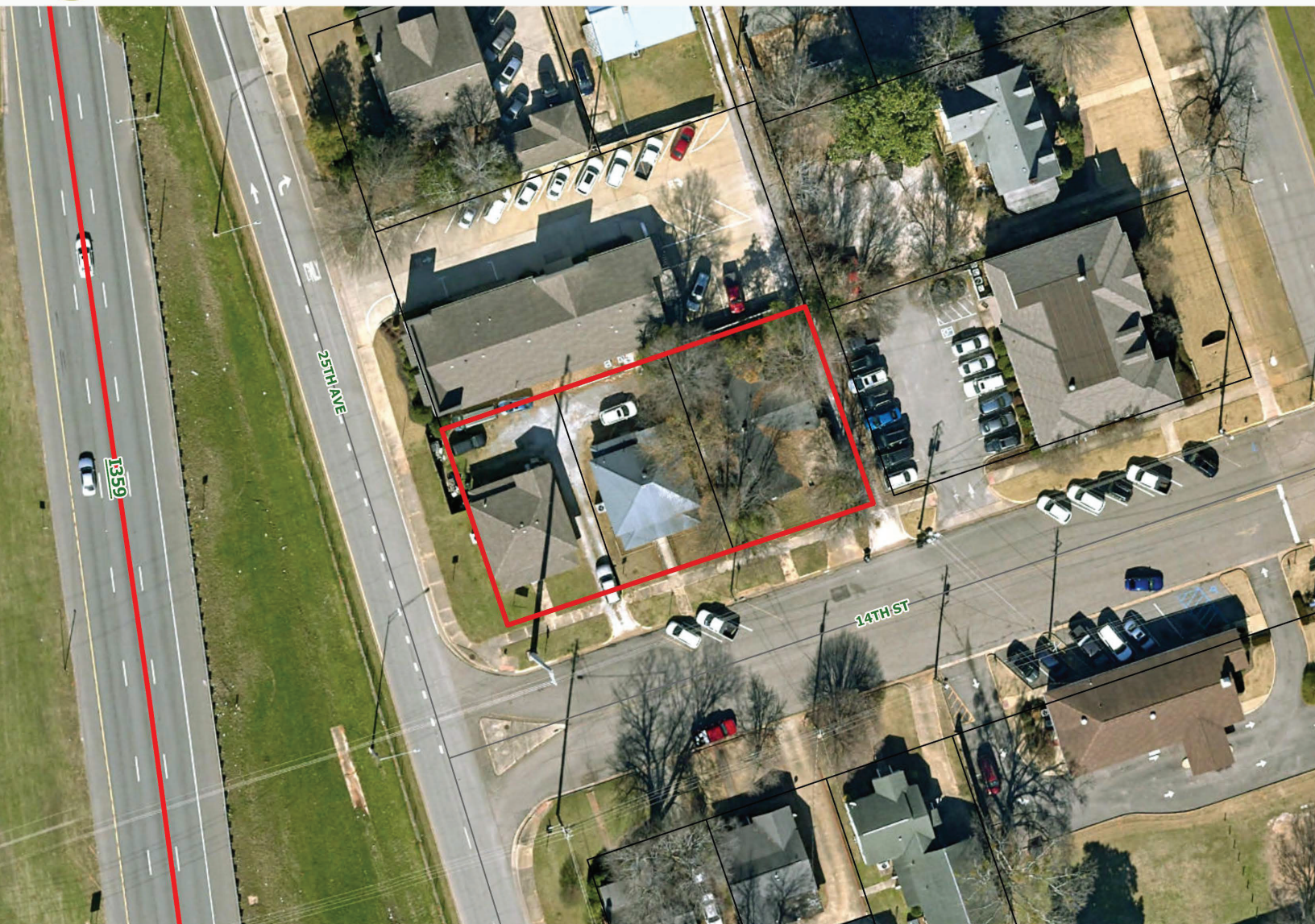
Additional Documents:

Once submitted, a staff member will contact the applicant using the email provided on this form. If more documents are required, the staff member will clarify what is required in that email.



2420-2424 14th Street

1 inch = 50 feet
0 25 50 75 100 Feet



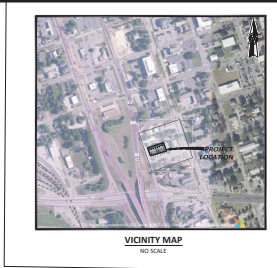
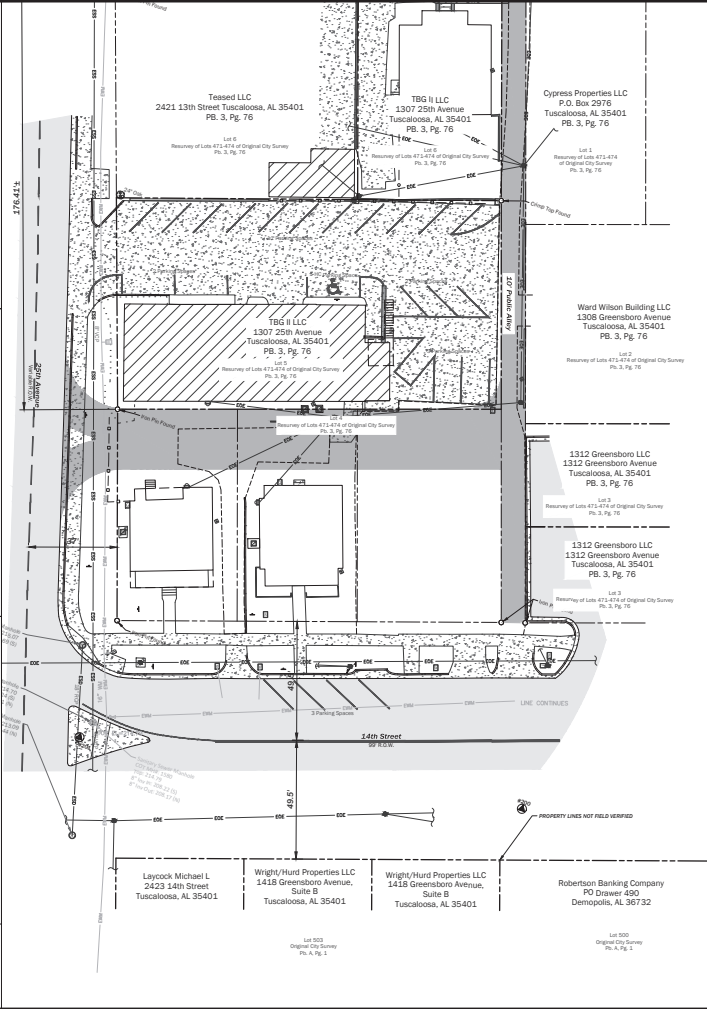
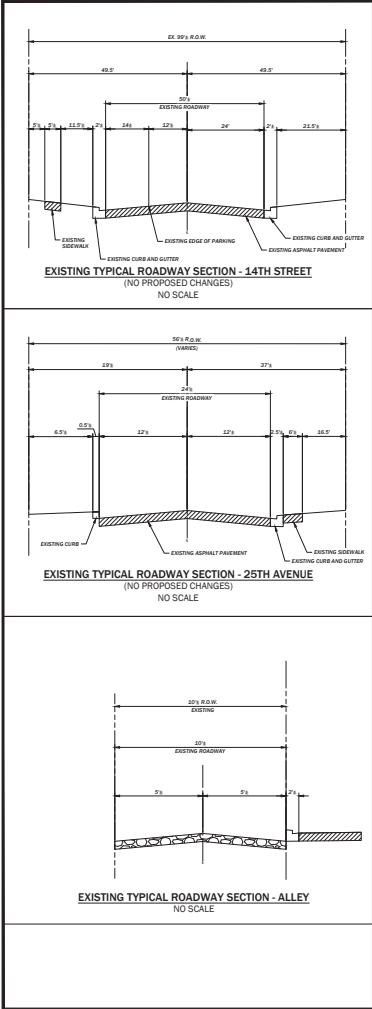


2420-2424 14th Street

1 inch = 750 feet
0 375 750 1,125 1,500 Feet

N





- NOTES**
1. ZONE: DOWNTOWN PERMETER
 2. EXISTING UNIMPROVED PARKING COUNT: 1479 ST. 3
 3. EXISTING UNIMPROVED PARKING COUNT: 1479 ST. 3
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 9. EXISTING UNIMPROVED PARKING COUNT: 1479 ST. 3

TTL

3200 Ross Avenue Road NE, Tuscaloosa, AL 35406
205.344.0816 | www.ttlusa.com

THE ROW ON 14TH TOWNHOMES SUBDIVISION
A RESURVEY OF LOT 4 OF RESURVEY OF LOTS 471-474, O.C.S. PB. 3, PG. 76
BUILDER'S GROUP LLC
PART OF THE SW 1/4 OF THE SE 1/4, SEC. 22, T. 21 S., R. 10 W
TUSCALOOSA, TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY
FOR INFORMATIONAL PURPOSES ONLY
NOT FOR CONSTRUCTION

EXISTING CONDITIONS

NO.	DATE	REVISION
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Sheet No. **EXHIBIT 1**



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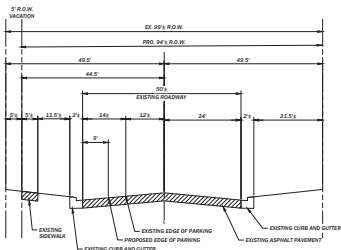
3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com

2424 14TH STREET SOUTH
TUSCALOOSA TUSCALOOSA COUNTY ALABAMA

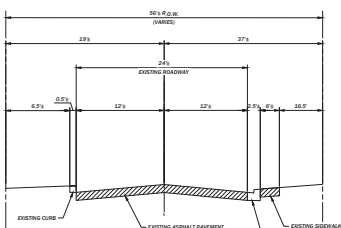
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USES
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Drawn By: EH	Checked By: OC
Date: 10/1/2025	Proj. No.: 25-01-00083

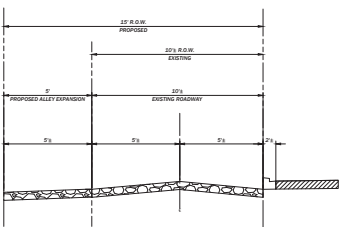
T2



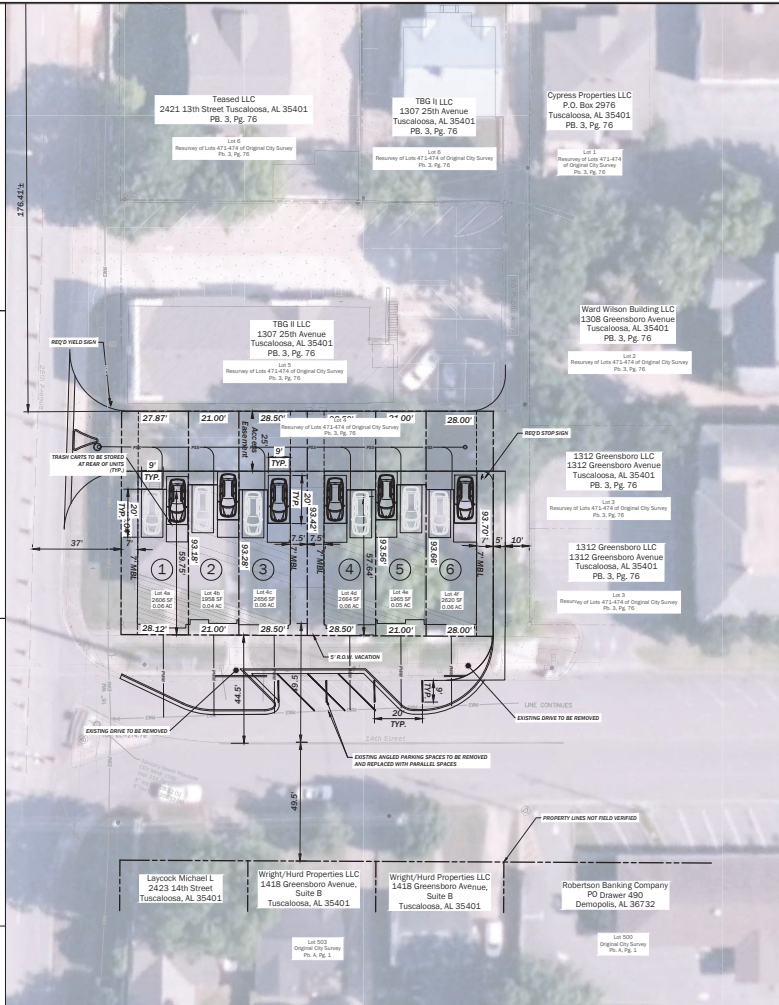
EXISTING TYPICAL ROADWAY SECTION - 14TH STREET
(NO PROPOSED CHANGES)
NO SCALE



EXISTING TYPICAL ROADWAY SECTION - 25TH AVENUE
(NO PROPOSED CHANGES)
NO SCALE



PROPOSED TYPICAL ROADWAY SECTION - ALLEY
NO SCALE



VICINITY MAP
NO SCALE

- [illegible]



A scale bar labeled "SCALE IN FEET" with markings at 0, 20, 40, and 60 feet.

PRELIMINARY SUBDIVISION

PLAY WITH AERIAL

No.	Date	Revised Description
Drawn by:	Drawn by:	Drawn by:
Checked by:	Checked by:	Checked by:
Project No.: 25-01-0008	File No.: 25-01-0008	
Printed: 12/1/2025	Scale: 1"=50'	
Sheet No.: 25-01-0008	Page: 1 of 1	

3200 Rice Mini Road NE | Tallapoosa, AL 35606
205.348.0516 | www.tallapoosa.com